

HARTFORD REDEVELOPMENT AGENCY

**SPECIAL MEETING
AUGUST 18, 2016
CITY HALL FUNCTION ROOM
550 MAIN STREET, 2ND FLOOR**

6:30 P.M.

JOURNAL

The regular meeting of the Hartford Redevelopment Agency was called to order by Chairman Bonafonte at 6:41 p.m.

I. Call to Order

II. Roll Call

Commissioners Present:

Commissioner Rafael López-Hernández

Commissioner Bernadine Silvers

Commissioner David Jorgensen

Commissioner Steven Bonafonte

Commissioner Absent:

Commissioner Arnaldo Sierra

III. Approval of the Minutes of the April 14, 2016 Regular Meeting

Upon motion by Commissioner Silvers and seconded by Commissioner López-Hernández, the minutes of the April 14, 2016 Regular Meeting were unanimously approved.

IV. Constituents Correspondence

V. Projects in Execution

Albany Avenue-Woodland Street Project

1. Review & Discussion of the Albany Avenue-Woodland Street Draft Request for Qualifications (RFQ) Package

Mr. Looney introduced the item and explained that the Request for Qualifications (RFQ) package will be posted and sent out by staff to qualified development teams who may be interested in purchasing and redeveloping the properties located in the Albany Avenue/Woodland Street Redevelopment Project Area.

Mr. Looney proceeded to describe the documents in the draft RFQ package, which included the following:

1. Classified advertisement announcing the RFQ;
2. Cover letter from Sean Fitzpatrick;
3. Proposal guidelines;
4. Redevelopment Plan for the Albany Avenue/Woodland Street Project Area;
5. Town Center Project Planning Guide;
6. A-2 survey map of the properties offered for sale;
7. Site Plan of Albany-Woodland Greenway Connector & Route 44 Safety Improvement Project; and
8. A link to all of the Albany/Woodland Street Project Environmental Reports and newly adopted 2016 Zoning Regulations.

Commissioner Bonafonte explained that the primary purpose for the Special Meeting is so that the Commissioners have an opportunity to review and provide comments on the draft RFQ package prior to the next meeting and before the RFQ is released and sent out to interested parties. Commissioner Bonafonte asked if there is a review process in place that can be provided to bidders so that they will have a clear understanding as to the selection process, what they are going to be judged on, and how they are going to be scored.

Mr. Looney responded that the City's Procurement Services Unit has a good process that has been successfully utilized by the Agency with other RFQ's. Mr. Looney explained that the process includes an assignment of weights to specific selection criteria which are used to score the submissions. The highest ranking submissions are then short-listed.

VI. Discussion Items

Commissioner Silvers inquired as to the status of the Pride Travel Center. Ms. Hobbs responded that a revised site plan which incorporates, among other things, a hydrogen fueling station and an additional propane and natural gas canopy is currently under review by the City's Planning Department. Ms. Hobbs added that the site work completed to date include the installation of the canopies and truck scale and partial installation of the building foundation.

VII. Presentations

VIII. Executive Director's Report

- Interest from United Parcel Service in licensing New Road Parcels

IX. Public Comment / Comment of the Members

X. Old/New/Other Business

XI. Adjournment

The meeting adjourned at 7:11 p.m.

Respectively submitted,

A handwritten signature in blue ink, appearing to read "Sean M. Fitzpatrick".

Sean M. Fitzpatrick
Executive Director-Secretary